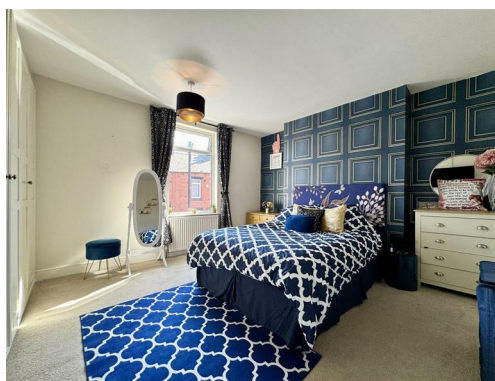


19 Alan Road,
Darton S75 5NL

OFFERS AROUND
£155,000



THIS DECEPTIVELY SPACIOUS TWO BEDROOM MID TERRACE PROPERTY COMES WITH
A WONDERFUL REAR GARDEN AND HAS ON-STREET PARKING TO THE FRONT.

FREEHOLD / COUNCIL TAX BAND: A / ENERGY RATING: D

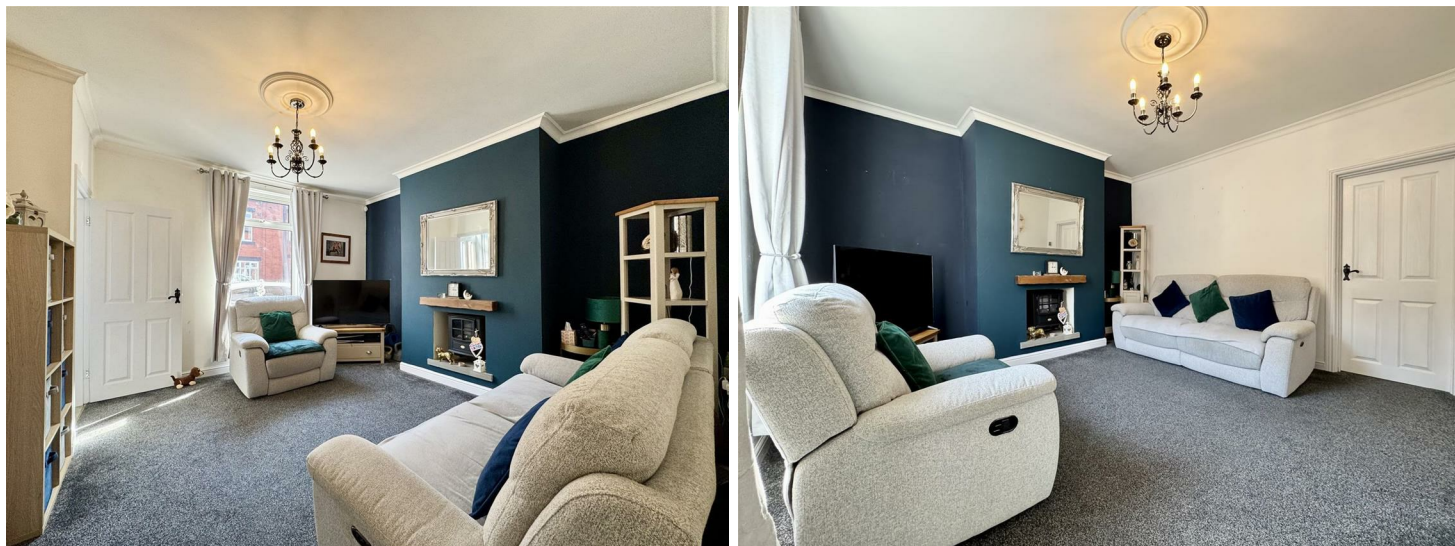
PAISLEY
PROPERTIES

ENTRANCE HALL



You enter the property through a part glazed uPVC door into an entrance hall where there is space to remove coats and shoes, a staircase ascends to the first floor landing and there is tile effect flooring underfoot. A door leads to the lounge.

LOUNGE 13'3" apx x 12'9" max



This well proportioned lounge has ample space to house a range of freestanding furniture, including alcoves either side of the chimney breast, which is home to an electric stove with timber surround. There are lovely character features including a ceiling rose and coving, stylish decor, a front facing window which lets natural light flood in, and doors lead to the entrance hall and dining kitchen.

KITCHEN 15'10" apx x 10'0" apx



Positioned to the rear of the property and spanning the full width of the house is this large dining kitchen. Fitted with wood effect wall and base units, roll top work surfaces, tiled splash backs and a stainless steel sink and drainer with mixer tap, this kitchen also benefits from an electric oven, four ring electric hob, extractor fan, and space for freestanding appliances. There is plenty of room for a dining table and chairs, a window looks out over the garden and there is tile effect flooring. Doors lead to the lounge, rear entrance hall/utility area and the understairs cupboard which offers handy storage for household items.

REAR HALL / UTILITY AREA

Conveniently placed with external access out to the garden via a uPVC door is this useful rear hall / utility area. The property's central heating boiler is neatly tucked away in here, there is plumbing for a washing machine and an obscure glazed rear facing window. Practical tiled flooring completes the space and a door leads into the dining kitchen.

FIRST FLOOR LANDING

Stairs rise from the entrance hall to the first floor landing where there is a ceiling hatch providing access into the partially boarded loft where there is also an air ventilation system installed. Doors lead to the two bedrooms and bathroom.

BEDROOM ONE 13'4" apx x 12'11" max



This generously sized king size bedroom offers an abundance of space for bedroom furniture items in addition to a bank of fitted wardrobes. There are alcoves either side of the chimney breast, a front facing window provides light and a street scene view, and a door leads to the landing.

BEDROOM TWO 10'4" apx x 7'5" apx



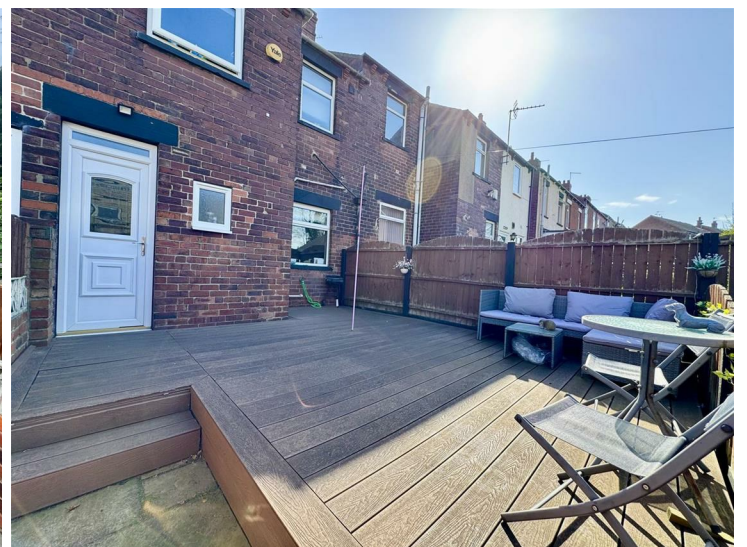
Located to the rear of the property, this double bedroom has a window overlooking the garden, neutral decor including wood effect flooring and a door leads to the landing.

BATHROOM 9'3" apx x 8'1" apx



Comprising a four piece white suite including corner shower cubicle, bath, pedestal hand wash basin and low level W.C, this extremely spacious bathroom is partially tiled, has an obscure glazed rear facing window and tiled flooring. A door leads to the landing.

REAR GARDEN



This is a wonderful feature of the property, a long landscaped fully enclosed garden. Adjoining the house is a decked area which is enclosed by fencing and a gate. Beyond this is a lawn with a flagged path which leads down to a patio. This provides multiple areas for outdoor furniture and could also be a lovely place to potter for any keen gardener.

MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Barnsley Band A

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
On Street Parking

RIGHTS AND RESTRICTIONS:
None

DISPUTES:
There have not been any neighbour disputes.

BUILDING SAFETY:
There have not been any structural alterations to the property. There are no known structural defects to the property.

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices.
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to 1000 Mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

AGENT NOTES

AGENT NOTES:
Please note information within our sales particulars has been provided by the vendors. Paisley Properties have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitor. References to the Tenure of the property are based upon information provided by the vendor and again the buyer should obtain verification from their solicitor.
All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings.
The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.
Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property.
You are advised to check availability and book a viewing appointment prior to travelling to view.

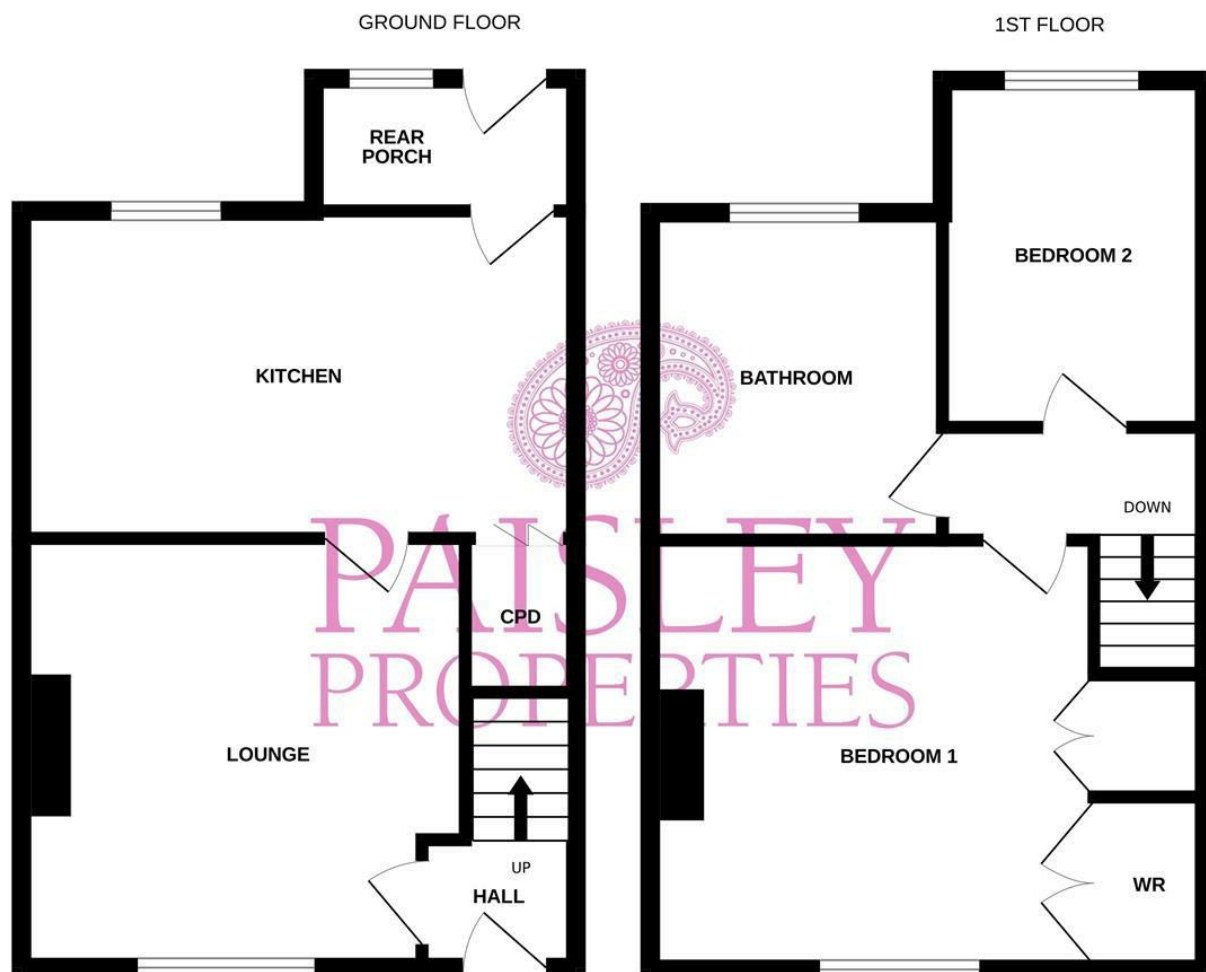
PAISLEY PROPERTIES

Paisley Properties are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY MORTGAGES

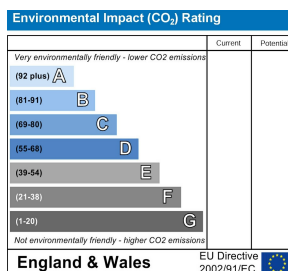
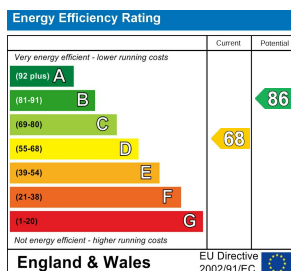
Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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